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March 3

To His Excellency, the Governor,
and the Honorable Council; and
Frank D. Merrill, Commissioner of Public Works and Highways

Dear Sirs:

Relative to votes of Governor and Council February 26, 1954, authorizing the Commissioner of Public Works and Highways to convey a small surplus parcel of former Celina Clavitte land and a one-story wood frame house formerly owned by George B. Pelchat to Maude Sanborn in full settlement of her damages (when the Pelchat house is moved onto her land) occasioned by the laying out and construction of Laconia-Belmont Road, Federal Aid Project S-21(5), which votes were subject to the approval of the Attorney General, I advise that action as authorized by said votes is approved, provided Maude Sanborn accepts the same in full payment of her damages.

Examination of the plans of the project including the areas taken and not used for highway purposes, and inquiry relative to commission findings, disclose the following:

The Sanborn house cannot be readily moved without risk of destruction of the house itself. The Clavitte house on the premises is dilapidated and is suitable only for wrecking. The Pelchat house may be moved onto the Clavitt surplus parcel and Maude Sanborn has indicated satisfaction with the proposed arrangement. Considered upon a relative cost basis, there appears to be a slight saving to the State by the following Highway Department estimate:

Laconia - Belmont -- Right of Way Appraisal -- Maude Sanborn Property

1. State paid Pelchat \$6,000.00 for house and land; at auction estimated return to State \$100.00; no extra land acquired.
2. State paid Clavitte \$700.00 for house and \$500.00 for land; one-half land (40' x 36') outside limits of right of way, value \$250.00; at auction estimated return on house \$10.00.

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3. State paid Sanborn for house and land	\$ 00.00
Appraised value of taking house	3,500.00
garage	500.00
land	<u>1,050.00</u>
Total	\$5,050.00

4. Value of Pelchat house	\$100.00
" " Clavitte land	250.00
Cost to move house	<u>4,500.00</u>
Total	\$4,850.00

Estimated saving to State \$200.00.

Maude Sanborn should agree in writing to accept this settlement before any deeds of conveyance are made or any money spent to move the Pelchat house.

Very truly yours,

George F. Nelson
Assistant Attorney General

GFN:HP

CC: Secretary of State